

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Seventh-Day Adventist Church (Ronald Reagan Blvd) Waiver Request from Active/Passive Buffer Setback Design Standards

**DEPARTMENT:** Planning and Development      **DIVISION:** Planning

**AUTHORIZED BY:** Dori DeBord

**CONTACT:** Joy Williams

**EXT:** 7399

**MOTION/RECOMMENDATION:**

1. Approve the request for a waiver from the active/passive buffer setback design standards along the east, west, and south property lines for the Seventh-Day Adventist Church located on the south side of Ronald Reagan Blvd, approximately 1/2 mile east of County Home Rd (John Herbert/American Civil Engineering, applicant); or
2. Deny the request for a waiver from the active/passive buffer setback design standards along the east, west, and south property lines for the Seventh-Day Adventist Church located on the south side of Ronald Reagan Blvd approximately, 1/2 mile east of County Home Rd (John Herbert/American Civil Engineering, applicant); or
3. Continue the item to a time and date certain.

District 5 Brenda Carey

Joy Williams

**BACKGROUND:**

The applicant is requesting a waiver from the active/passive buffer setback design standards per Sec. 30.1232 of the Seminole County Land Development Code. The subject site is approximately 25 acres with an existing 13,500 square-foot church & private school. The applicant is proposing a new 60,261 square-foot 2-story church and a 3,600 square-foot building to expand the private school.

The site has a Low Density Residential Future Land Use Designation and an A-1 Zoning Classification. The adjacent properties to the west, south, and east also have a Low Density Future Land Use with A-1 & R-1 zoning. The active/passive buffer setback design standards apply on the west, south, and east sides. The property adjacent to the west operates as a church and has been in place since the 1980's; the properties adjacent to the south and east are single family residences.

The table below depicts the required and proposed setbacks and buffering components for each property line:

Property Line	Requirement per Land Development Code Sec. 30.1232	Proposed
West Property line Along	100-ft Building Setback 50-ft Landscaped Buffer	25-ft Building Setback 10-ft

Proposed Building	Yard 6-ft Brick/Masonry Wall	Landscaped Buffer Yard
West Property Line Along Parking Area	25-ft Landscaped Buffer Yard 6-ft Brick/Masonry Wall	10-ft Landscaped Buffer Yard
Westerly Entrance from Chester Ave	25-ft Landscaped Buffer Yard 6-ft Brick/Masonry Wall	15-ft Landscaped Buffer Yard
South Property Line	25/50-ft Landscaped Buffer Yard 6-ft Brick/Masonry Wall	25-ft Landscaped Buffer Yard
East Property Line	25/50 –ft Landscaped Buffer Yard 6-ft Brick/Masonry Wall	600 ± ft Existing Dense Wetlands

### **STAFF FINDINGS**

Staff finds that the proposed setback and buffer modifications would not adversely affect the church and residential properties to the west, south, and east. The residential properties to the south and east are buffered by existing vegetation and the proposed buffer along the west property line would provide sufficient buffering for the adjacent church.

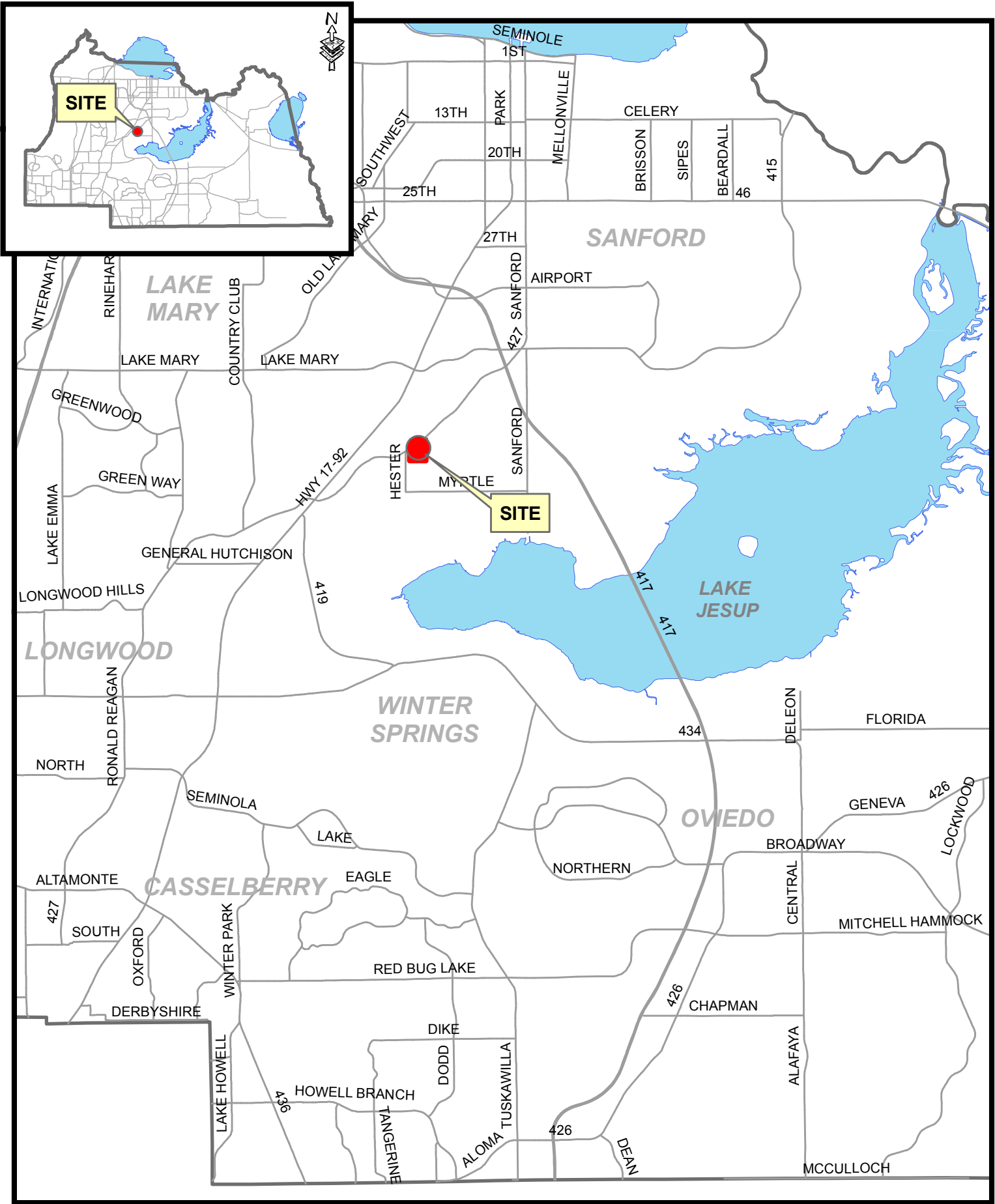
### **STAFF RECOMMENDATION:**

Staff recommends that the Board approve the request for a waiver from the active/passive buffer setback design standards along the east, west, and south property lines for the Seventh-Day Adventist Church located on the south side of Ronald Reagan Blvd, approximately 1/2 mile east of County Home Rd (John Herbert/American Civil Engineering, applicant).

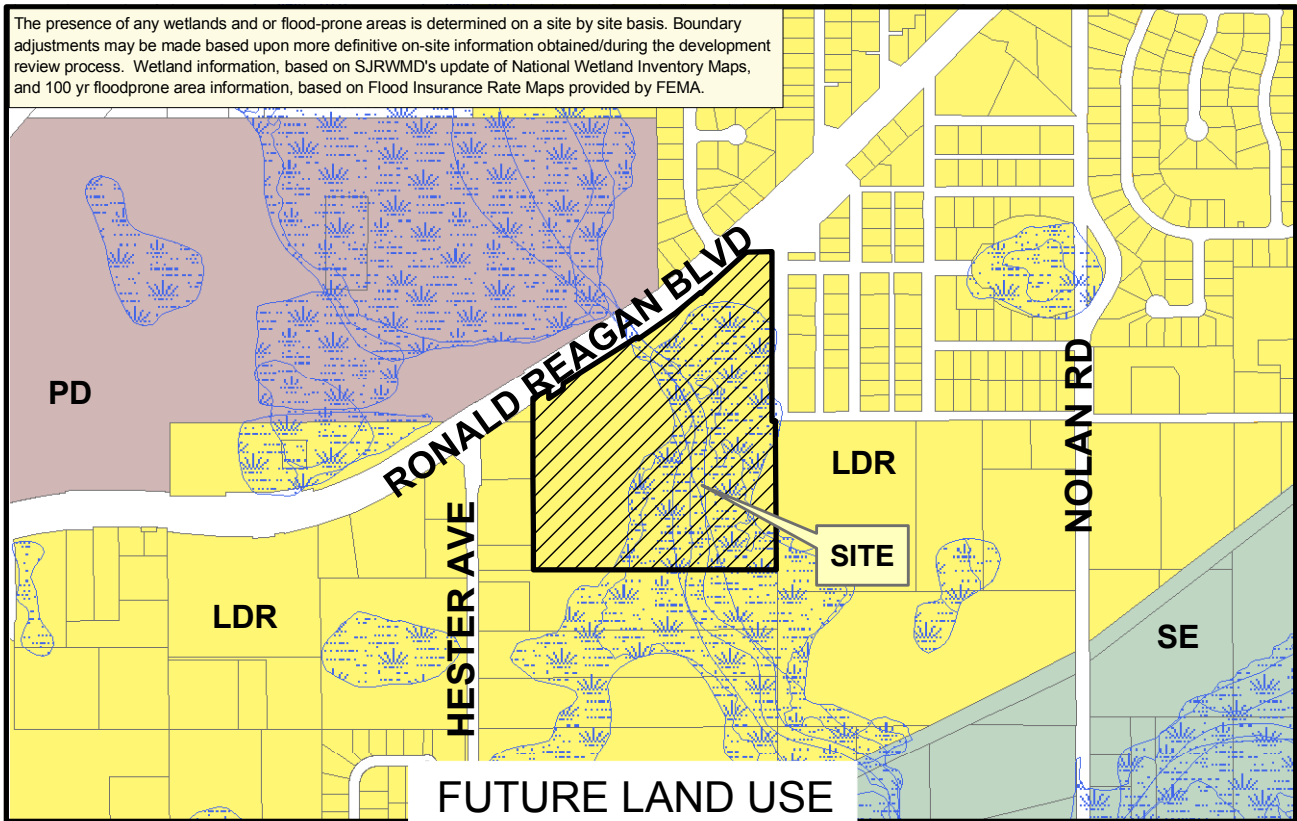
### **ATTACHMENTS:**

1. Location Map
2. Land Use Zoning Map
3. Aerial Map
4. Site Plan
5. Waiver Request Letter

<b><u>Additionally Reviewed By:</u></b> <input checked="" type="checkbox"/> County Attorney Review ( Kathleen Furey-Tran )
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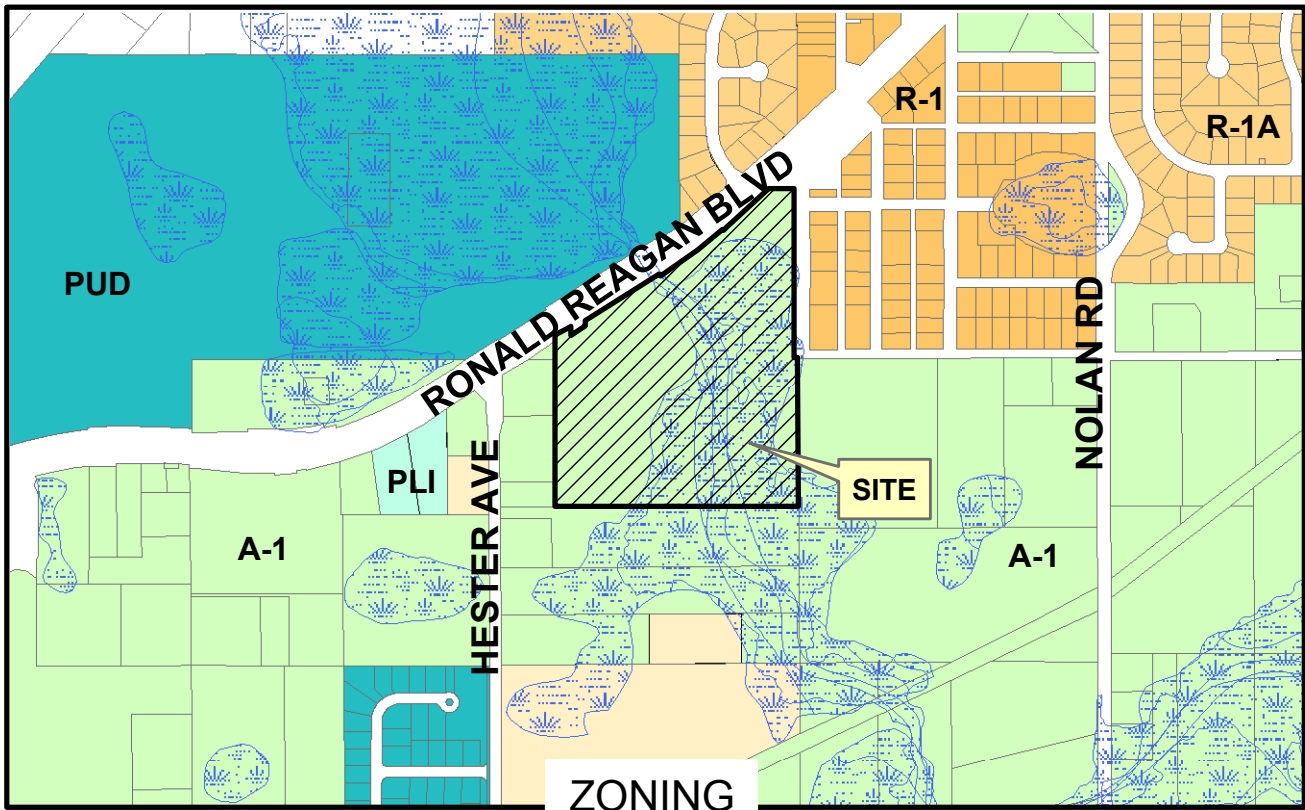
The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained/during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps, and 100 yr floodprone area information, based on Flood Insurance Rate Maps provided by FEMA.



LDR
  SE
  PD
  Site
  City Bnd
  ESLO

Applicant: Seventh Day Adventist  
 Physical STR: 14-20-30-300-0260-0000  
 Gross Acres: 25 acres +/- BCC District: 5  
 Existing Use: church  
 Special Notes: GUI # 08-6000071

FLU: LDR  
 Zoning: A-1



A-1
  R-1
  R-1A
  R-1AAA
  PUD
  ESLO





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# SEVENTH-DAY ADVENTIST CHURCH

*Winter Springs ~ A Place To Belong*

May 7, 2009

Seminole County Development Review Committee  
1101 East First Street, 2<sup>nd</sup> Floor, West Wing  
Sanford, Florida 32771

re: **Seventh Day Adventist Church #08-06000071**

This letter is to request a waiver for the east, west and south active buffer and building setback requirements for the above reference development. The reason for the active buffer along the west property line is that while the west adjacent property has a land use designation of LDR the actual use is as a church (Victory Baptist Church). The west building set back is proposed to be 25 ft. with a 10 ft. landscape buffer per the site construction plans.

The east property line is approximately 850 ft from the proposed building with the Six Mile Canal and densely vegetated wetlands between the new church and east property line. No waiver is necessary for the building setback. A waiver is requested to delete the 6 ft. masonry wall along the east property line.

The south property line will have a distance of 125 ft. from the modular classroom to the property line. The waiver request for the south is to delete the 6 ft. masonry wall and provide enhanced landscaping within the 25 ft wide buffer as shown on the site plans.

Please review this request in conjunction with the site plan review.

Thank you for your attention regarding this matter.

Sincerely,

Ron Gifford for  
The Seventh-Day Adventist Church